

**Town of Arlington, Massachusetts  
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Arlington Redevelopment Board  
18, 2009  
Minutes of May 11, 2009

Approved May

Members Present: Andrew West, Chair  
Christopher Loret, Vice Chair  
Roland Chaput  
Bruce Fitzsimmons

Andy West called the meeting to order at 7:00 with three members present (Roly Chaput had not arrived) and noted that the Board could not act on the special permit amendment with only three members and therefore asked the Board to deal with the approval of minutes. Chris Loret made a correction to the attendance at the March 30, 2009 minutes and then moved that the minutes of the March 30, 2009 be approved as amended. Bruce Fitzsimmons seconded the motion and the Board voted 3 to 0 to approve.

Roly Chaput arrived and the Board continued reviewing minutes. Chris Loret moved that the minutes of the May 5, 2009 be approved. Bruce Fitzsimmons seconded the motion and the Board voted 4 to 0 to approve.

Chris Loret moved that the minutes of the May 6, 2009 be approved. Roly Chaput seconded the motion and the Board voted 4 to 0 to approve.

At 7:05, Andrew West opened the public hearing on the amendment of a special permit for Cambridge Savings Bank at 185 Massachusetts Avenue. The bank wishes to change its sign which was permitted by special permit. Bruce Fitzsimmons said that he represents Cambridge Savings Bank in his law practice and felt he must recuse himself. Noting that the Board could not act on the amendment with only three voting members, Andy West indicated that the hearing would have to be continued. Kevin Duggan representing the sign company for Cambridge Savings Bank asked if the Board wanted him to answer any questions about the proposal. The Board asked a few clarifying questions and then Chris Loret moved that the hearing be continued to 7:15 PM on May 18, 2009 in the same meeting room. Roly Chaput seconded the motion and the Board voted 3 to 0 to approve.

Andy West then opened the hearing to amend a special permit for TD Bank North at 874-880 Massachusetts Avenue. This bank also wishes to change several of its signs which were permitted by special permit. Josh Reinke of Bohler Engineering represented the bank and explained the proposal. The Board asked that the words "open 7 days" be removed from the standing sign and that a narrower pedestal, 1' 3-1/8" wide, be used. The Board asked that the illumination of the signs designated EO2, EO3, and EO4 in the plans be no more than in the existing signs. Josh Reinke then asked that the signs designated EO5, EO6, EO7 be made 3' 6" high instead of 2' high as shown in the plans. Chris Loret pointed out that section 6.23 of the Zoning bylaw prevents a sign within five feet of the front lot line being more than 2' 6" high and therefore the sign designated EO5 may be only 2' 6" high. The Board then asked the applicant to eliminate the signs designated EO6 and EO7. Given the several changes that the Board requested, Chris Loret moved that the hearing be continued to May 18, 2009 at 7:20 PM in the same meeting room. Roly Chaput seconded the motion and the Board voted 4 to 0 to approve.

At 7:45 Andy west introduced Tom O'Brien to give a status report on the Symmes project. Tom O'Brien said that he was continuing to work with Wood Partners who may purchase the project and continue the project. He said that the deal now hinged on the willingness of the bank which provided the land loan to write down the loan. He then explained that he had a work crew on the site today to fix the fence and gates. Such a crew could be available on occasion, but he said that complete care of the site may have to wait for the Wood Partners to take over the site. He did not have a solution for stabilizing the piles which could produce dust that will blow over the neighborhood.

Kevin O'Brien asked if the representative of Wood Partners could comment on their view of the project. Rick Dickason reported that he had met with the bank, and his company had some loans with the bank that were performing well so that put them in a good place. He has hired a consultant firm to seek construction funding for the project. Five of his company's investment committee had seen the site and he was cautiously optimistic.

Michele Barry asked if the ARB had done any due diligence on Wood Partners. Kevin O'Brien responded that they decided to wait until tonight to see if Wood Partners was still a prospect. Michelle Barry then asked about controlling dust from the piles of material on the site. Karen Johnson seconded the concern about dust and feared that the piles might be there for some period of time. Andy West asked staff to look into the provisions of our agreements that might get the developer to address the problem.

At 8:10, the Board recessed to attend the fifth session of the Annual Town Meeting in the Town Hall auditorium. Andrew West left the meeting at 9:30 and the board lost its quorum.

Respectfully submitted,  
Kevin J. O'Brien